

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2022**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, DECEMBER 8, 2022**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

**SIGN LANGUAGE INTERPRETER:** A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

Further information may be obtained by visiting the City of Columbus Zoning Office website at <http://www.columbus.gov/bzs/zoning/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

**THE FOLLOWING POLICY ITEM WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

Jeremy Druhot – Development Program Manager; Department of Development  
614-645-8530; [jrdruhot@columbus.gov](mailto:jrdruhot@columbus.gov)

Brief presentation regarding a vacant seat on the Housing Council with the goal of an appointment from the Development Commission at the 1/12/2023 DC meeting.

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:**

- 1. APPLICATION:** [Z22-073](#)  
**Location:** **5869-5877 CLEVELAND AVE. (43229)**, being 3.32± acres located on the west side of Cleveland avenue, and east side of Brady Drive, 730± feet north of Fuji Drive (010-201608 & 010-201611; Northland Community Council).  
**Existing Zoning:** C-2, Commercial District and L-AR-12, Limited Apartment Residential District.  
**Request:** AR-12, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** HG Property Holdings, LLC.; c/o Donald Plank, Atty.;  
411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s);** The Applicant.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

- 2. APPLICATION:** [Z22-049](#)  
**Location:** **1010 W. 5<sup>TH</sup> AVE. (43212)**, being 2.52± acres located at the northwest corner of West 5th Avenue and Gerrard Avenue (010-061801 and 10 others; 5<sup>th</sup> by Northwest Area Commission).  
**Existing Zoning:** C-1, Commercial, R-4, Residential, and M, Manufacturing Districts.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** 1020 Fifth II LLC; 1480 Dublin Road; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
- 3. APPLICATION:** [Z22-067](#)  
**Location:** **5470 HILDEBRAND RD. (43230)**, being 6.14± acres located at the southeast corner of Hildebrand Road and Sunbury Road (part of 110-000688; Northland Community Council).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** ARLD, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Don Kenney, Jr.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Capitol City Baptist Church; 5442 Sunbury Road; Columbus, OH 43230.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
- 4. APPLICATION:** [Z22-074](#)  
**Location:** **161 E. CAMPUS VIEW BLVD. (43235)**, being 2.01± acres located at the southeast corner of East Campus View Boulevard and High Cross Boulevard (610-232022; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment  
**Applicant(s):** Corinne Jones; SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** George Grimson, LLC; 10279 Wellington Blvd.; Powell, OH 43065.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
- 5. APPLICATION:** [Z22-081](#)  
**Location:** **3011 E. BROAD ST. (43209)**, being 0.72± acres located at the southeast corner of East Broad Street and South Chesterfield Road (010-091109; Eastmoor Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** C-2, Commercial District (H-35).  
**Proposed Use:** Bank.  
**Applicant(s):** Signarama; c/o Jim McFarland, Agent; 84 Skyline Drive; South Bloomfield, OH 43103).  
**Property Owner(s):** United Midwest Savings Bank; 6460 Busch Boulevard, Suite 200; Columbus, OH 43229.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

6. **APPLICATION:** [Z22-048](#)  
**Location:** **3730 WESTERVILLE RD. (43224)**, being 1.32± acres located on the east side of Westerville Road, 870± feet south of Walnut Creek Drive (010-158605; Northeast Area Commission).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Landscape contractor's facility.  
**Applicant(s):** Colonial Landscaping; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** A.E.M. Real Estate LLC; 253 Park Boulevard; Worthington, OH 43085.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
7. **APPLICATION:** [Z22-052](#)  
**Location:** **4025 S. HIGH ST. (43206)**, being 7.6± acres located on the west side of South High Street, 880± feet south of Obetz Road (010-260465 and 510-260464; Far South Columbus Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** LDG Multifamily, LLC; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.  
**Property Owner(s):** Great Southern Shoppers City Inc.; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
8. **APPLICATION:** [Z22-053](#)  
**Location:** **1895 STELZER RD. (43219)**, being 9.86± acres located on the west side of Stelzer Road, 500± feet south of Citygate Drive (010-200800, parts of 010-181148, 010-181147 & 520-181149; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District and CPD, Commercial Planned Development District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Magoo Properties, LLC; P.O. Box 09764; Columbus, OH 43209.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
9. **APPLICATION:** [Z22-033](#)  
**Location:** **1555 MCNAUGHTEN RD. (43232)**, being 7.87± acres located on the west side of McNaughten Road, 900± south of Riverton Road (010-203913 & 010-109374; Far East Area Commission).  
**Existing Zoning:** RRR, Restricted Rural Residential District  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Plaza Properties, Inc.; 3016 Maryland Avenue; Columbus, OH 43054.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

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